

AGENDA INFORMATION	
☒ Regular Meeting	Date: January 26, 2026
☐ Other:	Date: _____

CW Dept. Manager	 GM/ Director	 CAO
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The District of North Vancouver REPORT TO COUNCIL

January 14, 2026
File: 08.3226.02

AUTHOR: Carol Walker, Chief Bylaw Officer – Regulatory Review and Compliance

SUBJECT: 2190 Badger Rd, North Vancouver
Business Licence Application Denial

RECOMMENDATION:

THAT Council uphold the decision to deny the business licence application submitted by Carrie Tessarolo (the “Applicant”) to operate a Short-Term Rental Accommodation at 2190 Badger Rd due to non-compliance with the District’s Zoning Bylaw.

REASON FOR REPORT:

To provide the Applicant an opportunity for Council reconsideration in accordance with the requirements of section 60(5) of the *Community Charter* regarding the denial of a business licence.

SUMMARY:

The subject of this report is the appeal of the denial of the business licence application by the Applicant in relation to the application for a business licence to operate a short-term rental accommodation (“STR”) at 2190 Badger Rd. Under the Zoning Bylaw, the operation of an STR is permitted in a dwelling unit at the property host’s principal residence or secondary suite. The Zoning Bylaw also requires that one off-street (on property) parking stall is provided for the short-term rental accommodation.

The single-family property at 2190 Badger Rd, which is zoned Residential Single-Family Zone 4 (RS4), does not currently have any off-street parking and is non-compliant with the Zoning Bylaw.

BACKGROUND:

On September 25, 2025, the Applicant submitted a business licence application to operate a short-term rental accommodation at 2190 Badger Rd. As part of the application, a Parking Plan was provided that proposed the short-term rental parking on the District's boulevard (see Figure 1). The proposed use of the boulevard for vehicle parking is contrary to District bylaws. The applicant was advised accordingly and was also informed of Council's upcoming review of the STR Parking Policy.

At its Regular Meeting on [November 17, 2025](#), Council provided policy direction for STR business licence applications for which parking compliance is an issue.

- For properties with zero off-street parking spaces staff may review the potential for a parking licence agreement.
- The licence agreement formalizes the use of the boulevard, mitigates District liability and the licence requires the payment of a fee.

The approach regarding parking for STR business licence applications was adopted by Council.

Staff subsequently advised the applicant of Council's policy direction.

ANALYSIS:

Historic Context:

Staff reviewed historic records pertaining to the single-family property. The review showed historical aerial view of the property in 2003 having a driveway leading to a garage (see Figure 2) and aerial view from 2007 shows the driveway removed and a parking pad developed along the District's boulevard without authorization (see Figure 3).

The historical findings were communicated to the applicant as well as the potential for consideration for a parking licence review and possible agreement due to insufficient off-street parking to be in compliance with the short-term rental regulations.

Zoning and Off-Street Parking Requirements:

The property at 2190 Badger Rd is zoned Residential Single-Family Zone 4 (RS4), which allows for Short-Term Rental Accommodations. The property was developed in 1983 and contains a registered unauthorized secondary suite. Part 10 of the Zoning Bylaw requires a base rate of 2 off-street parking for a dwelling unit and 1 space in addition to the base rate for Single family residential building with secondary suite or a coach house. There are no records on file in relation to the modification of the driveway or parking pad. The driveway removal and installation of the multi-vehicle parking pad without permit, while it predates the current ownership, does not establish rights or precedent for municipal land occupation.

The last drawing on record, BLD2006-00002 shows a garage on the northwest side of the property. Upon review of the latest sales information, it appears unpermitted work has been conducted which shows the garage has been incorporated into the house as a foyer.

Community Charter – Assistance to Businesses:

Use of public land by a business or commercial purposes differ than its use by a resident. The District is not permitted to provide assistance to businesses (including providing the use of District land assets for less than market value) except in limited circumstances as set out in the Section 25 of the *Community Charter*. As the Applicant is engaged in the business of providing short-term rental accommodation, the Applicant must pay the District's licence fee for use of District land for the parking spot required for the short-term rental business; otherwise, the granting of the licence would be assistance to a business.

Street and Traffic Bylaw Requirements:

Parking on boulevards is not permitted in the Street and Traffic Bylaw without a licence agreement. Parking on the boulevard impacts pedestrian access and safety and the installation of a multi-vehicle parking pad on the boulevard effectively privatizes the frontage and precludes other vehicles from being able to park on-street.

Parking Licence Agreement:

In specific circumstances where off-street parking, due to historic legal non-conforming conditions or topographic constraints, a licence to occupy municipal property may be considered. Such applications are assessed by Transportation Department and Real Estate and Properties Department on a case-by-case basis, including, servicing constraints, future access needs, and public interest considerations (i.e., pedestrian safety and traffic management). A Parking Licence Agreement formalizes the use of the boulevard and carries associated annual fees.

The Applicant was provided the option to enter into a licence agreement and the reasons for the need for the licence agreement was explained to the Applicant; however, the Applicant declined to enter into the licence agreement on the grounds that the Applicant is currently using the boulevard for residential parking free of charge. Another option available to the applicant would be to reinstall the driveway within their property which would make it compliant with the Zoning Bylaw and the Short-Term Rental Accommodation off-street parking requirements, and a business licence would be issued.

Figure 1. Parking plan submitted by the Applicant:



Figure 2. Aerial view showing driveway in 2003:



Figure 3. Current view showing District boulevard and property line, nearby community mailboxes and public trail accessing Gallant Ave:



EXISTING POLICY:

The District's Zoning Bylaw stipulates how land can be used and the regulations relating to permitted uses including off-street parking requirements.

The District's Business Licence Bylaw requires all operators of a business to apply for and obtain a valid business licence.

Section 60(5) of the *Community Charter* provides that if an application for a business licence is refused, the applicant is entitled to have Council reconsider the matter.

Section 25 of the *Community Charter* provides general prohibition against assistance to business and exceptions.

Timing/Approval Process:

The Clerk will immediately advise the Applicant of Council's decision to either uphold or deny the appeal of the business licence denials or make an alternate order.

Concurrence:

The report has been reviewed by and is supported by the Municipal Solicitor.

Financial Impacts:

There are no anticipated financial impacts to the District as a result of this report.

Role of Council:

Council has a quasi-judicial role when hearing an appeal regarding the denial of a business licence application. Council has the authority to exercise discretion in its decision on such matters and is obligated to act in accordance with the rules of natural justice. These rules are:

1. Provide persons specifically affected by the decision a reasonable opportunity to be heard;
2. Listen fairly to both sides; and
3. Reach a decision that is free from bias.

Conclusion:

As the Applicant has not agreed to enter into a licence agreement for the boulevard parking spot required to operate the short-term rental accommodation business as require by District bylaws, it is recommended by the Chief Bylaw Officer that the business licence application submitted by the Applicant be denied.

Options:

1. THAT Council uphold the decision to deny the business licence application submitted by the Applicant to operate a short-term rental accommodation business at 2190 Badger Road; or
2. THAT Council provide direction to staff on alternative direction.

Respectfully submitted,

Carol Walker

Carol Walker
Chief Bylaw Officer

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REVIEWED WITH:					
☐ Business and Economic	_____	☐ Finance	_____	External Agencies:	
☐ Bylaw Services	_____	☐ Fire Services	_____	☐ Library Board	_____
☐ Clerk's Office	_____	☐ GIS	_____	☐ Museum and Archives	_____
☐ Climate and Biodiversity	_____	☐ Human Resources	_____	☐ NSEM	_____
☐ Communications	_____	☐ Integrated Planning	_____	☐ NS Health	_____
X Community Planning	<u>ZT</u>	☐ ITS	_____	☐ NVRC	_____
☐ Development Engineering	_____	☐ Parks	_____	☐ RCMP	_____
☐ Development Planning	_____	X Real Estate	<u>JR</u>	☐ Other:	_____
☐ Engineering Operations	_____	☐ Review and Compliance	_____		
☐ Environment	_____	X Solicitor	<u>RP</u>		
☐ Facilities	_____	☐ Utilities	_____		

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